

The regular meeting of the Farr West Planning Commission was held on Thursday, November 8, 2018 at 7:00 p.m. at the City Hall. Commission members present were Ted Black, Geneva Blanchard, Lou Best, Bryant Jensen, Nate Christensen, Lyle Earl and Craig Browne. City Council member present was Ken Phippen and David Jay. Staff present was Whitney Black. Visitors present: see attached list.

#1 – Call to Order –Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Nate Christensen offered a prayer.

#3 – Business Items

a. Report from City Council

David Jay reported that at the last city council meeting the mayor introduced the new Senior Center Director, Chris Midget, to the council. The council then held a public hearing to discuss and receive public input on Fiber in the city. David also reported the council approved business licenses for Bridgerland Heating & A/C LLC, Best Satellite Systems, Brave the Mountain, and Shaved Metal Fabrication LLC. The council proceeded to approve a modified site plan for Farmers Insurance and a conditional use permit for an accessory building for Greg Price. David then reported the council approved the minutes from the last meeting, paid the bills, and approved the policy for the leasing of city property. The council then reported on assignments, received an update on the Smith Family Park, discussed amending the city park rules, and adjourned.

b. Discussion – Ordinance No. 17.12.070

Chairman Ted Black explained the accessory building setbacks. Lou Best recommended changing the four feet setback for large accessory buildings. Lou continued to read the code to the Planning Commission; which states that all building permits need to come before the Planning Commission. It was clarified that the practice of the office staff is not to bother the Planning Commission with building permits. Lou also brought up concerns about traffic reviews and harmonious of

buildings in neighborhoods. There was further discussion about the roles of the Planning Commission and the roles of the building official concerning potential traffic issues and reviewing the harmonious attributes of structures. Ted stated that at this time all building permits need to come before the Planning Commission, and asked if this is something the commission would like to change. Lou suggested looking at the ordinance and possibly making some changes to the setback requirements relative to the building square feet and height. There was a discussion about the percentage of a backyard that structures can take up. Ted also pointed up that there needs to be a reason behind the change. Bryant Jensen asked if the permits could be prescreened. Ted pointed out that there is a problem with that because it is not done in a public meeting. Craig Browne suggested placing the permits under the Consent Items section of the agenda. There was a small discussion of having all of the permits come before the Planning Commission for a time, before making any changes to the ordinance.

#4 – Consent Items

a. Approval of minutes dated October 25, 2018

GENNEVA BLANCHARD MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 25, 2018. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

b. Cancel the November 22, 2018 Planning Commission Meeting

LOU BEST MOTIONED TO CANCEL THE NOVEMBER 22, 2018 PLANNING COMMISSION MEETING AS IT FALLS ON THANKSGIVING DAY. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

c. Cancel the December 13, 2018 Planning Commission Meeting

BRYANT JENSEN MOTIONED TO CANCEL THE DECEMBER 13, 2018 PLANNING COMMISSION MEETING AS IT FALLS ON THE CITY'S CHRISTMAS PARTY. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

d. Consider Rescheduling the canceled December 13, 2018 Planning Commission Meeting

CRAIG BROWNE MOTIONED TO RESCHEDULE THE CANCELED DECEMBER 13, 2018 PLANNING COMMISSION MEETING FOR DECEMBER 12, 2018, AND IF THERE IS A CONFLICT TO RESCHEDULE THE MEETING FOR DECEMBER 11, 2018. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

e. Cancel the December 27, 2018 Planning Commission Meeting

LYLE EARL MOTIONED TO CANCEL THE DECEMBER 27, 2018 PLANNING COMMISSION MEETING BECAUSE OF THE CHRISTMAS AND NEW YEAR HOLIDAYS. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lou Best strongly encouraged the Commission to review the information Ken Phippen collected at the land use training he attended.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Jason Nelson asked about the process of subdividing a property. The commission instructed him that the property in question would have to be rezoned and then explained the subdividing process to him. It was pointed out a property within an already recorded subdivision cannot be further divided.

Ken Phippen informed the Commission on some highlights from the training he attended.

Cooper Manning asked when the new school in Farr West will be completed. Chairman Black stated he believes it will be completed before the next school year.

Dewing Taylor asked where the school in Farr West is being built. Chairman Black stated it is being built next to the Remuda Subdivision.

#7 – Adjournment

AT 7:41 P.M., GENNEVA BLANCHARD MOTIONED TO ADJOURN THE MEETING. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES.

Whittney Black, Deputy Clerk

Ted Black, Chairman

Date Approved: _____